

## 23 Abbey Crescent, Kinloss, IV36 3FJ



We are delighted to offer this four bedroom semi-detached house situated in a popular residential area of the village of Kinloss.

**SEMI-DETACHED HOUSE**  
**FOUR BEDROOMS**  
**GOOD CONDITION**  
**QUIET RESIDENTIAL AREA**  
**VIEWS OVER OPEN COUNTRYSIDE**  
**GAS CENTRAL HEATING**  
**DOUBLE GLAZING**  
**COUNCIL TAX BAND C**  
**EPC RATING D**  
**F104**

Offers Over  
**£140,000**

We are delighted to offer this four bedroom semi-detached house situated in a popular residential area of Kinloss.



Kinloss is located near the popular coastal village of Findhorn with the picturesque market town of Forres situated only a few miles away, which offers a wide range of local shops, supermarkets, restaurants, Schools, Swimming pool/Fitness Centre and Health Centre.



The property benefits from Double Glazing and Gas Central Heating. The good sized accommodation comprises: Entrance Vestibule, downstairs W.C., Lounge, open plan Kitchen/Diner, Utility Room, Four Bedrooms, en-suite Shower Room and Bathroom, Outside there is a Store, Shed and enclosed rear garden with lovely views of the open countryside.

An internal viewing of this property is highly recommended as it would make a superb family home.

The front door opens to an airy vestibule which leads to all of the ground floor accommodation. Off the vestibule can be found a good sized storage cupboard and downstairs w.c. The Lounge is a bright and spacious room with dual aspect windows allowing natural light to flood in. There is a “feature” wood burning stove in the centre of the room which creates a lovely focal point. The open plan Kitchen/Diner is another large room fitted with modern beech effect wall and base mounted units, vertical radiator and integrated “Belling” double oven and hob. There is a breakfast bar with black/grey marbled worksurfaces together with contrasting grey tiles to floor all of which are finished to a high standard. The Kitchen provides ample room for a family dining table for all your casual dining requirements. From the Kitchen there is access to the utility room with door to back garden.



On the upper floor can be found a large Master Bedroom with built in mirrored wardrobes and a modern en-suite Shower Room with walk-in shower cubicle. There are three further good sized Bedrooms two of which have built-in wardrobes providing ample storage facilities. There is also a large family bathroom with three piece suite in white, shower over bath, modern floor to ceiling beige tiling with contrasting mosaic effect border and wood effect flooring.



Outside the property there is a storage area with separate shed and enclosed rear garden laid to lawn with a slabbed area and lovely views over the surrounding open countryside.

If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on  
01309 673836

- Vestibule: 1.67m x 1.69m ( 5'5" x 5'6" )
- Lounge: 6.60m x 3.18m ( 21'7" x 10'5" )
- Hallway: 3.70m x 1.85m ( 12'1" x 6'1" )
- Kitchen/Diner: 6.59m x 3.24m ( 21'7" x 10'7" )
- Utility Room: 1.81m x 2.88m ( 5'11" x 9'5" )
- W.C: 1.63m x 0.84m ( 5'4" x 2'9" )
- Bedroom 1: 3.45m x 3.02m ( 11'4" x 9'11" )
- En-Suite: 2.41m x 1.41m ( 7'11" x 4'7" )
- Bedroom 2: 2.62 x 2.34m ( 8'7" x 7'8" )
- Bedroom 3: 3.20m x 2.94m ( 10'5" x 9'7" )
- Bedroom 4: 3.21m x 3.29m ( 10'6" x 10'9" )
- Bathroom: 1.93m x 2.05m ( 6'4" x 6'9" )



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller or the agent.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.